

SHOPS AT ITHACA MALL - EXCLUSIVE SUBLEASE

TURNKEY MEDICAL / PROFESSIONAL OFFICE SPACE

NEWLY BUILT-OUT, WELL MAINTAINED VERSATILE SUITE

Shops at Ithaca Mall Highlights:

- Only enclosed Mall in the region
- Located at signalized intersection on main retail corridor in Northeast Ithaca
- Major retail tenants include Target; Best Buy; Michaels; Loft & Regal Cinemas
- Cayuga Health occupies multiple large storefronts driving consistent traffic to Center
- Extensive on-site parking
- Frequent public transportation service directly to the mall
- Fellow Mall tenant Target receives over 1.5M visits annually

Office Suit Highlights:

- Available for sublease - 4,000+/- SF
- Current dental office tenant has outgrown space
- Space professionally built-out in 2024
- Space plan mix of reception; exam / consultation rooms; private offices; admin workspaces / support areas; and storage / flex space
- Existing build-out may allow healthcare and professional office users to significantly reduce build-out costs and expedite occupancy
- Competitive rent and lease terms
- Available for occupancy on or about January 1, 2027

Ask Listing Agent for Full Details on Offering



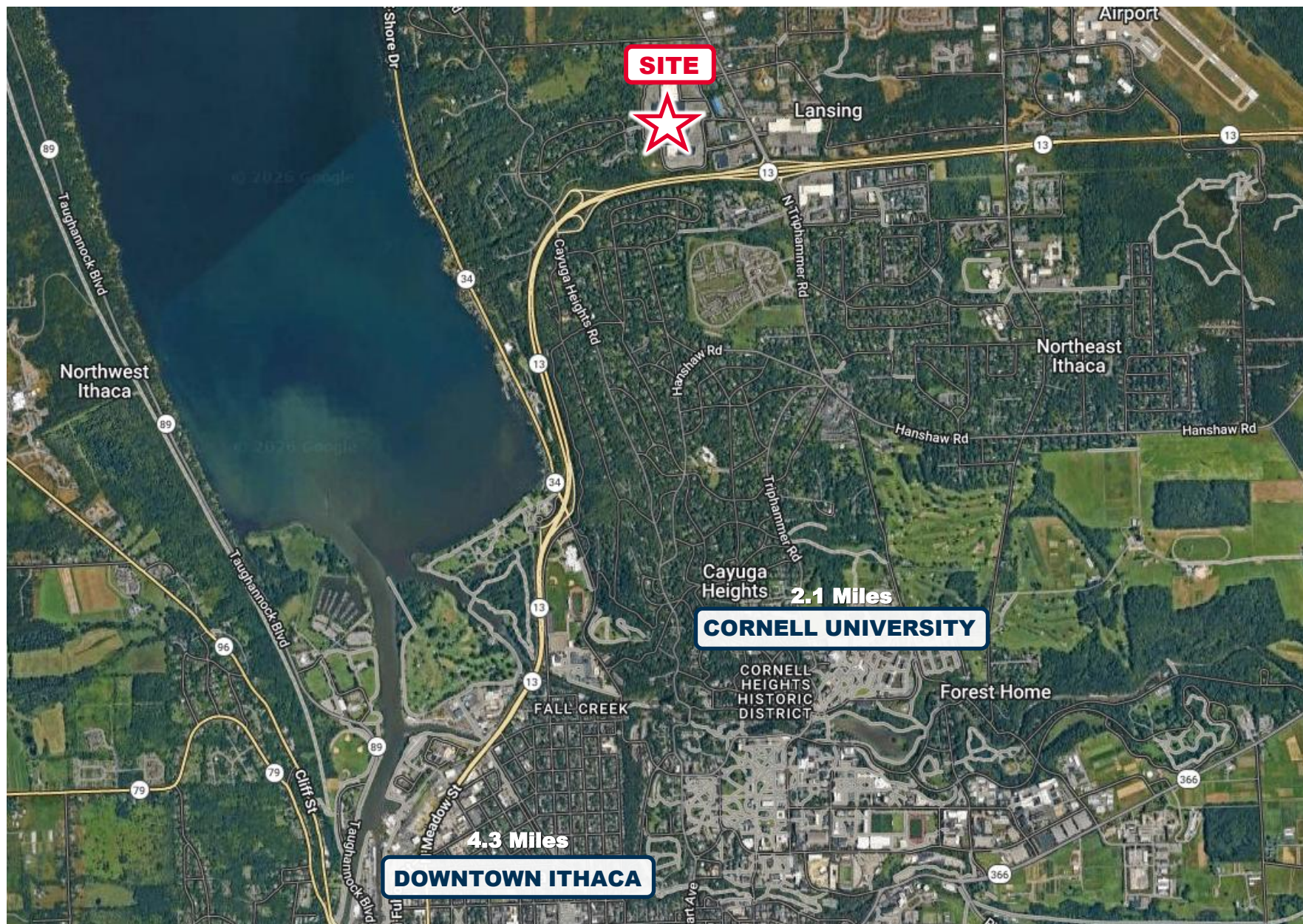
EXCLUSIVE CONTACT

Michael Barry
Real Estate Salesperson
+1 607 279 6891
mbarry@pyramidbrokerage.com

David G. Huckle, SIOR
Associate Real Estate Broker
+1 607 227 7558
dhuckle@pyramidbrokerage.com

414 East Upland Road, Suite C
Ithaca, New York 14850
+1 607 277 2327
pyramidbrokerage.com







**CUSHMAN &
WAKEFIELD**

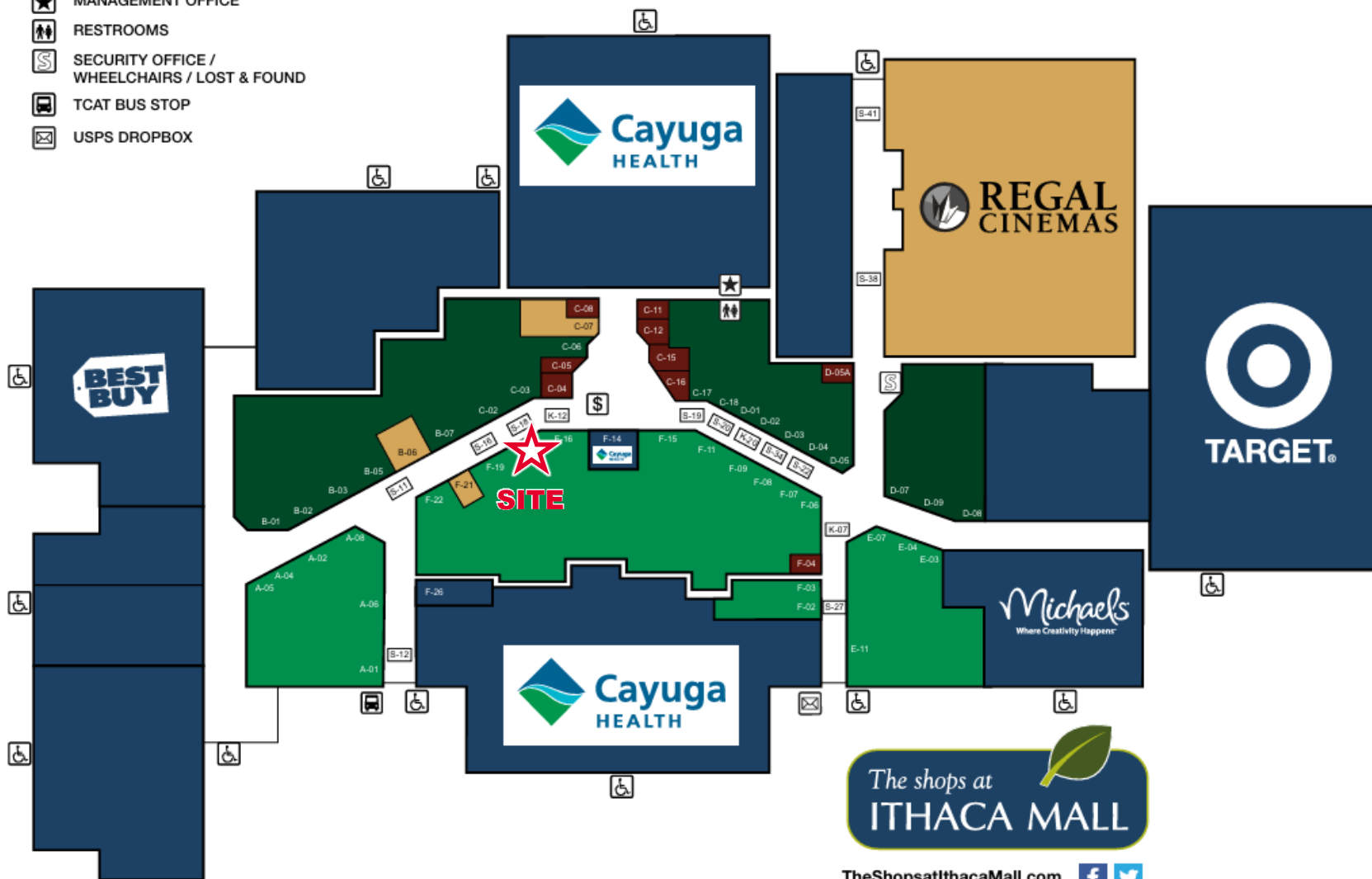


**Pyramid Brokerage
Company**

40 Catherwood Road, Unit F17

Mall Directory

-  ATM
-  ADA ACCESSIBILITY
-  MANAGEMENT OFFICE
-  RESTROOMS
-  SECURITY OFFICE /
WHEELCHAIRS / LOST & FOUND
-  TCAT BUS STOP
-  USPS DROPBOX



TheShopsatIthacaMall.com



Thank you for shopping at The Shops at Ithaca Mall

